178.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,000 / 732,000
					USE VALUE:	732,000 / 732,000
					ASSESSED:	732,000 / 732,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONOUGH PAUL F--ETAL
Owner 2:	MC DONOUGH JACQUELINE M
Owner 3:	
Street 1:	71 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6147.000	308,900		423,100	732,000
Total Card	0.141	308,900		423,100	732,000
Total Parcel	0.141	308,900		423,100	732,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.90 | /Parcel: 439.9

Legal Description

User Acct 120425

GIS Ref

GIS Ref

Insp Date 07/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,000	0	6,147.	423,100	732,100	732,100	Year End Roll	12/18/2019
2019	101	FV	236,900	0	6,147.	423,100	660,000	660,000	Year End Roll	1/3/2019
2018	101	FV	244,400	0	6,147.	356,600	601,000	601,000	Year End Roll	12/20/2017
2017	101	FV	244,400	0	6,147.	326,400	570,800	570,800	Year End Roll	1/3/2017
2016	101	FV	244,400	0	6,147.	278,000	522,400	522,400	Year End	1/4/2016
2015	101	FV	231,200	0	6,147.	241,800	473,000	473,000	Year End Roll	12/11/2014
2014	101	FV	231,200	0	6,147.	223,600	454,800	454,800	Year End Roll	12/16/2013
2013	101	FV	231,200	0	6,147.	212,800	444,000	444,000		12/13/2012

!13970!

PRINT

Date	Time
12/11/20	03:51:28

LAST REV

Date	Time
09/18/18	12:06:47
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13970

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12023-149		6/25/1971		27,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Info By Phon	DGM	D Mann
7/31/2018	MEAS&NOTICE	CC	Chris C
11/25/2008	Measured	345	PATRIOT
3/22/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6147		Sq. Ft.	Site		0	70.	0.98	7									423,087						423,100	

Total AC/HA: 0.14112 | Total SF/SM: 6147 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,087 | Spl Credit | Total: 423,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28100955
Const Adj.:	0.98745072
Adj $ / SQ:	158.117
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379507
Depreciation:	70588
Depreciated Total:	308919

COMMENTS

SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

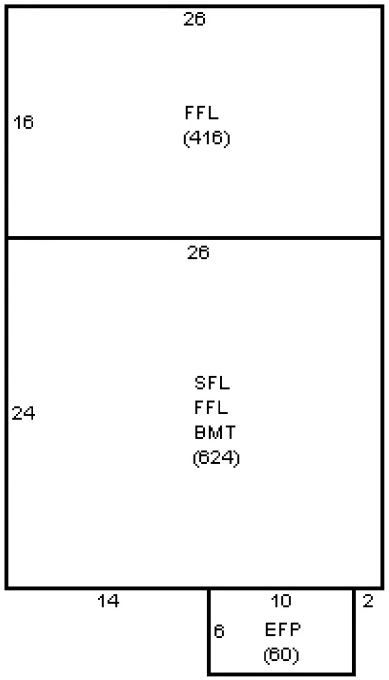
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.12
Special Features:	0	Val/Su Net:	131.56
Final Total:	308900	Val/Su SzAd	185.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	158.120	164,441
BMT	Basement	624	47.440	29,599
SFL	Second Floor	624	158.120	98,665
EFP	Enclos Porch	60	71.690	4,301

Net Sketched Area:	2,348			Total:	297,006
Size Ad	1664	Gross Are	2348	FinArea	1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

178.0-0003-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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